

CITY OF CERES
PLANNING COMMISSION
MINUTES

May 20, 2013

MEETING CALLED TO ORDER: 6:00 p.m.

ROLL CALL:

PRESENT: Chapman, Del Nero, Kachel, Molina. Smith, Student
Commissioner Larios

ABSENT: None

ALSO PRESENT: Director of Community Development Tom Westbrook,
Deputy City Manager/City Engineer Toby Wells, City
Attorney Mike Lyons, Redevelopment and Economic
Development Manager Bryan Briggs, Associate Planner
James Michaels, Secretary/Deputy City Clerk Ann
Montgomery

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Chairperson Del Nero.

APPROVAL OF MINUTES:

None

CONFLICT OF INTEREST DECLARATION:

None

CITIZEN COMMUNICATIONS:

None

**APPROVAL OF AGENDA AS POSTED (OR AMENDED) AND
CERTIFICATION OF POSTING:**

It was moved by Commissioner Molina, seconded by Commissioner Chapman to approve the agenda as posted; Carried 5/0.

CONSENT CALENDAR:

None

PUBLIC HEARING(S):

1. Conditional Use Permit (CUP) 06-11 Amendment; proposal to modify the existing conditional use permit that allows the operation of a flea market to include one additional day and expand the hours of operation for the flea market at the Ceres Drive In; CFMG Invst. LLC, applicant.

Associate Planner, James Michaels presented the staff report.

Commissioner Chapman reported that per Councilmember Ken Lane's suggestion, he met with Mr. Larry Gemp, Owner of Modesto Livestock Auction, to follow up on his concerns about an upcoming proposal. Mr. Gemp's comments were directed towards the impact of the flea markets in the area, on his own business, as well as his concern of adding an additional day to the Ceres Flea Market schedule.

A short discussion ensued regarding the addition of Monday to the Flea Market's days of operation, as well as the 6-month staff level review provision and the Planning Commission 3-year review.

The Public Hearing was opened at 6:18 p.m.

- Diego Castillo, Ceres Flea Market, 6051 E. Whitmore Avenue, Ceres, CA

Mr. Castillo explained the reason for their request to amend the Conditional Use Permit is to allow flexibility to the business and to bring additional activities and a unique shopping experience for our community to enjoy.

Commissioner Kachel asked Mr. Castillo to provide some of the background to the thinking behind the changes, particularly the addition of Monday to the schedule, and also to explain the scale and nature of the rodeo idea.

Mr. Castillo explained that the vendors' feedback regarding the other flea market being at capacity on Monday and also work schedules not permitting attendance at the Flea Market under current operating hours. The mobile rodeo(s) would be similar to what happens at fairgrounds throughout California; family friendly events, that would perhaps happen three or four times during the summer.

The Public Hearing was closed at 6:24 p.m.

It was moved by Commissioner Smith; seconded by Commissioner Kachel to approve 06-11 CUP Amendment subject to the findings and conditions in Draft Resolution PC 13-07; Carried 5/0.

**ADJOURN AS THE PLANNING COMMISSION TO THE CERES DOWNTOWN
REVITALIZATION AREA BOARD**

MEETING CALLED TO ORDER: 6:26 p.m.

ROLL CALL:

PRESENT: Chapman, Del Nero, Kachel, Molina, Smith, Student
Commissioner Larios

ABSENT: None

ALSO PRESENT: Director of Community Development Tom Westbrook,
Deputy City Manager/City Engineer Toby Wells, City
Attorney Mike Lyons, Redevelopment and Economic
Development Manager Bryan Briggs, Associate Planner
James Michaels, Secretary/Deputy City Clerk Ann
Montgomery

CONFLICT OF INTEREST

None

NEW BUSINESS

2. FY 2012-13 Quarterly (3rd) Report for period ending March 31, 2013.

Redevelopment and Economic Development Manager, Bryan Briggs presented the staff report.

Mr. Briggs clarified questions regarding the Long Range Property Management Plan and the three properties for sale.

It was moved by Commissioner Kachel; seconded by Commissioner Chapman to accept the FY 2012-13 Quarterly (3rd) Report for period ending March 31, 2013; Carried 5/0.

3. Ceres Downtown Revitalization Area Board Annual Report FY 2013-14.

Redevelopment and Economic Development Manager, Bryan Briggs presented the staff report.

A short discussion ensued regarding budget questions.

It was moved by Commissioner Smith; seconded by Commissioner Molina to approve Resolution No. 2013-01 (CDRAB), accepting the Annual Report of the Ceres Downtown Revitalization Board for the 2013-14 Fiscal Year and recommending Ceres City Council approve the report and set a public hearing on the proposed amendments; Carried 5/0.

RECONVENED AS THE PLANNING COMMISSION at 6:49 p.m.

NEW BUSINESS:

None

PUBLIC MEETING(S):

None

UNFINISHED BUSINESS:

None

MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

None

REPORTS:

Commission:

Commissioner Chapman reported that the Ceres Street Faire was very successful; weather was cooperative and the event was well attended.

Staff:

Mr. Westbrook attended the Ribbon-Cutting for the Dollar General Market at 7:00 a.m. Saturday morning, which was very well attended.

ADJOURNMENT:

The Commission adjourned at 6:52 p.m. to the next regularly scheduled meeting of Monday, June 17, 2013.

Planning Commission Minutes
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APPROVED:



Gary Del Nero, Chairperson

ATTEST:



Tom Westbrook, Secretary

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